

Know all Men by these Presents

That NEW HORIZONS REALTY MANAGEMENT CORPORATION
011863

XXXXXX,

a corporation organized and existing under the laws of the State of Maine

and located at Waterville

in the County of Kennebec and State of Maine

in consideration of one dollar and other valuable consideration

TRANSFER
TAX
PAID

paid by FIRSTMARK CORPORATION a corporation organized and existing under the laws of the State of Maine and located at Waterville, County of Kennebec and State of Maine

the receipt whereof it does hereby acknowledge, does hereby

give, grant, bargain, sell and convey unto the said FIRSTMARK CORPORATION,

its successors ~~XXXX~~ and assigns forever,

a certain lot or parcel of land in Waterville, Kennebec County, State of Maine, bounded and described as follows:

Beginning at a stone highway monument in or near the southerly side line of Kennedy Memorial Drive, said monument being 260.3 feet from the northeast corner of land now or formerly of Waterville Twin Theaters Corporation as recorded in Kennebec County Registry of Deeds, Book 1509, Page 37 and Book 1530, Page 492; thence on a 1979 magnetic bearing of S 57° 57' E along the southerly line of Kennedy Memorial Drive a distance of 193.4 feet to land now or formerly leased by Lakewood Manor as recorded in Kennebec County Registry of Deeds, Book 1875, Page 276; thence S55° 41' W along land leased to Lakewood Manor a distance of 269.8 feet to an iron pin; thence N 43° 44' W along Lakewood Manor a distance of 130.0 feet to a point; thence N 42° 47' E along land now or formerly of the Waterville Osteopathic Hospital to be conveyed to New Horizons Realty Management Corporation a distance of 65.3 feet to a point; thence N 02° 09' W along land to be conveyed to New Horizons Realty Management Corporation a distance of 35.2 feet to a point; thence along a curve to the right along land to be conveyed to New Horizons Realty Management Corporation for an arc distance of 78.4 feet to a point, said curve having a radius of 50.0 feet, a delta angle of 89° 52' and a chord distance of 70.6 feet, the calculated bearing along the chord is N 42° 46' 25" E; thence N 88° 08' E along land to be conveyed to New Horizons Realty Management Corporation a distance of 34.9 feet to a point; thence N 42° 47' E along land to be conveyed to New Horizons Realty Management Corporation a distance of 33.7 feet, more or less, to the stone monument at point of beginning.

Excepting and reserving a right-of-way in common with Lot 1 on a plan entitled "Division of Land for New Horizons Realty Management Corporation" by Rowe & Wendell dated April 1987 and recorded in Kennebec County Registry of Deeds, Plan File No. E-87053:

Beginning at a point in the easterly boundary of Lot 2, a distance of 227.8 feet from the point marking the northwesterly corner of Lakewood Manor and the northeasterly corner of the herein conveyed parcel; thence N 42° 18' W a distance of 139.7 feet to a point in the line dividing Lots 1 and 2 of the aforementioned plan. The description of the right-of-way is of the center line, said right-of-way has a width of 20.0 feet.

Together with a right-of-way over an existing road as the same is now located or is hereinafter relocated, which right-of-way commences at a point where the southerly sideline of the right-of-way as reserved to Waterville Osteopathic Hospital above intersects the easterly bound of the parcel herein conveyed, such right-of-way then continuing over said road to the southerly bound of Kennedy Memorial Drive. The conveyance of this right-of-way is expressly subject, in part, to a leasehold interest granted by Waterville Osteopathic Hospital to Richard E. Dyke, Trustee for the benefit of Lakewood Manor Associates dated November 26, 1975, which leasehold interest was assigned to Lakewood Manor by Assignment dated December 22, 1986 and recorded in Kennebec County Registry of Deeds, Book 3114, Page 311 and is further expressly subject to a certain Federal Housing Commission Insured Mortgage Loan which is secured by a mortgage given to BMFC, Inc. dated December 30, 1975, which mortgage was assigned to United States Savings Bank of New Jersey by Assignment dated January 30, 1981, recorded in Kennebec County Registry of Deeds, Book 2631, Page 56 and further assigned to RIHT Mortgage Service Corporation by Assignment dated April 1, 1983 and recorded in Kennebec County Registry of Deeds, Book 2574, Page 224.

The herein described parcel contains 41,196 square feet, more or less, and is a portion of the premises deeded by Waterville Osteopathic Hospital to New Horizons Realty Management Corporation, dated May 27, 1987 and to be recorded in Kennebec County Registry of Deeds. Said parcel is delineated as Lot 2 on the above referenced Plan.

To Have and to Hold the aforegranted and bargained premises with
all the privileges and appurtenances thereof to the said Firstmark Corporation

37-135-3

its successors

~~heirs~~ and assigns, to it and its ~~and their~~ use and behoof forever.

And does COVENANT with the said Grantee, its successors ~~heirs~~
and assigns, that it is lawfully seized in fee of the premises that they
are free of all encumbrances:

that it has ~~have~~ good right to sell and convey the same to the said Grantee to
hold as aforesaid; and that it and its successors and assigns will
WARRANT and DEFEND the same to the said Grantee, its successors ~~heirs~~ and
assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said New Horizons Realty Management
Corporation has caused this instrument to be sealed with its corporate seal and signed
in its corporate name by

, its president

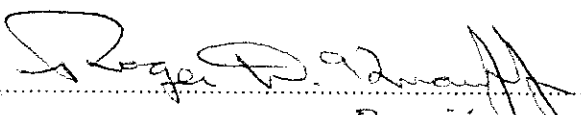
thereunto duly authorized, this 28th day of May
in the year one thousand nine hundred and eighty-seven.

Signed, Sealed and Delivered
in presence of

NEW HORIZONS REALTY

MANAGEMENT CORPORATION

By


President

(Corporate
Seal)

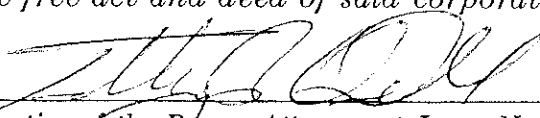
State of Maine,
County of Kennebec

} ss.

May 28, 1987

Then personally appeared the above named Roger D. Knauff
President of said Grantor
Corporation as aforesaid, and acknowledged the foregoing instrument to be his free
act and deed in his said capacity, and the free act and deed of said corporation.

Before me,


Justice of the Peace - Attorney at Law - Notary Public

RECEIVED KENNEBEC SS.

1987 MAY 28 AM 9:00

RECORDED FROM ORIGINAL

Printed Name:

Timothy R. O'Donnell

BK3159PG 095